



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, OCTOBER 20, 2010 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER, Chair

BETH COONS Vice Chair
VINCE DIBELLA
BRAD ARNETT

CHELL ROBERTS
LISA HUDSON
SUZANNE JOHNSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the November 15, 2010 City Council meeting. At that time, City Council will establish December 6, 2010, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. **CONSIDER THE MINUTES FROM THE SEPTEMBER 14, AND SEPTEMBER 15, 2010 STUDY SESSIONS AND REGULAR HEARING:**

B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. **DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:**

- *1. **Z10-29 (District 5)** 3558 East McDowell Road. Located at the northwest corner of Val Vista Drive and McDowell Road (1.7± ac). Site Plan Modification. This request will allow the development of an assisted living facility. Ahmed Hassan owner/applicant. (PLN2010-00299)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

P&Z Action: **Approved** **Vote 6 – 0** **Boardmember Hudson absent**

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z10-26 (District 2)** 2860 East Main Street. Located east of Lindsay Road on the north side of Main Street (8,612± sf). District 2. Council Use Permit. This request will allow the change of ownership of an existing pawn shop. Red Mountain Asset Fund, owner; Susan Demmitt, Beus Gilbert, applicant. (PLN2010-00285)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

P&Z Recommendation: **Approval** **Vote 6 – 0** **Boardmember Hudson absent**

- *2. **Z10-27 (District 4)** 638 West Broadway Road Suite #301. Located west of Country Club Drive on the north side of Broadway Road (2000± sf). Council Use Permit. This request will allow the operation of a recycling center in an M-2 zoning district. BMC Properties LLC, owner; Michelle Dahlke, Arizona Planning Solutions, applicant. (PLN2010-00296)

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Recommendation: **Approval** **Vote 6 – 0** **Boardmember Hudson absent**

- *3. **Z10-28 (District 6)** 6912 East Guadalupe Road. Located east of Power Road on the north side of Guadalupe Road (5± ac). Rezone from R1-7 (conceptual C-2) to C-2 PAD and site plan review. This request will allow the development of medical office buildings. Dr. Ali Nia, P&G Land Development, owner; Rauf Moosavi, Moosavi Design Group, applicant. (PLN2008-00133)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

P&Z Recommendation: **Approval** **Vote 6 – 0** **Boardmember Hudson absent**

- *4. **Z10-30 (District 1)** 1455 North Shill Drive. Located north of Brown Road and west of Mesa Drive (22,000± sf). Rezone from R-2 to R1-6 and site plan review. This request will establish a single residence zoning district. Deborah Gilbert, owner; Cameron Carter, Rose Law Group, applicant. (PLN2010-00254)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval Vote 5 –1 - 0 (Boardmember DiBella Nay)
Boardmember Hudson absent

E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Revised Zoning Code

Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

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